

LEASED!

Montana Avenue / Santa Monica / Office Suite For Lease / Live Work



1230 Montana Avenue Unit 202 Santa Monica, CA 90403



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In the heart of the Montana Retail District, 1230 Montana Avenue Unit 202 is a prime 2nd-floor office suite for any business to showcase its talents in this elite neighborhood. The suite is currently built out with 3 private offices, a deluxe shaded balcony overlooking Montana Avenue, hardwood floors, 2 full bathrooms with showers, and could also be used as a Live/Work space.

Size Approximately 1,037 square feet.

Rental Rate Monthly \$6.50 PSF Modified Gross.

Lease Term 3-5 Years.

Highlights Nicely built-out offices.
Deluxe shaded balcony.
3 windowed offices.
Full Kitchen.
Support area.
Lots of storage.
Wood flooring and operational windows.
An abundance of natural light.

Co-Tenants Co-tenants include Brentwood General, Alchemy 43, Heist, and Skin Laundry.

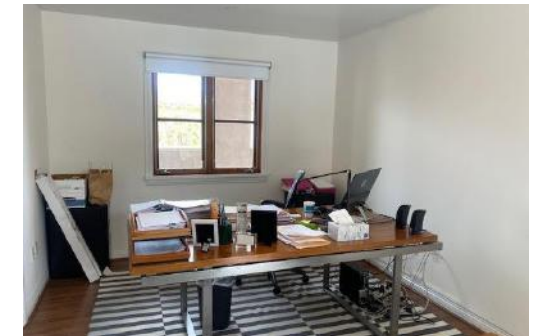
Bathrooms 2 bathrooms with showers.

Parking 2 reserved gated parking spaces at no additional charge and 23 shared customer parking spaces.

Area Located in a high-income neighborhood in the heart of the Montana Retail District. More than 150 restaurants and shops are located nearby. Close proximity to Brentwood, Pacific Palisades, and Downtown Santa Monica

Demographics 5 Mile Radius Households - 181,422.
Average Income - \$139,025.

Walk Score Walkers Paradise with a score of 90 out of 100.
Bike Score of 94 out of 100.



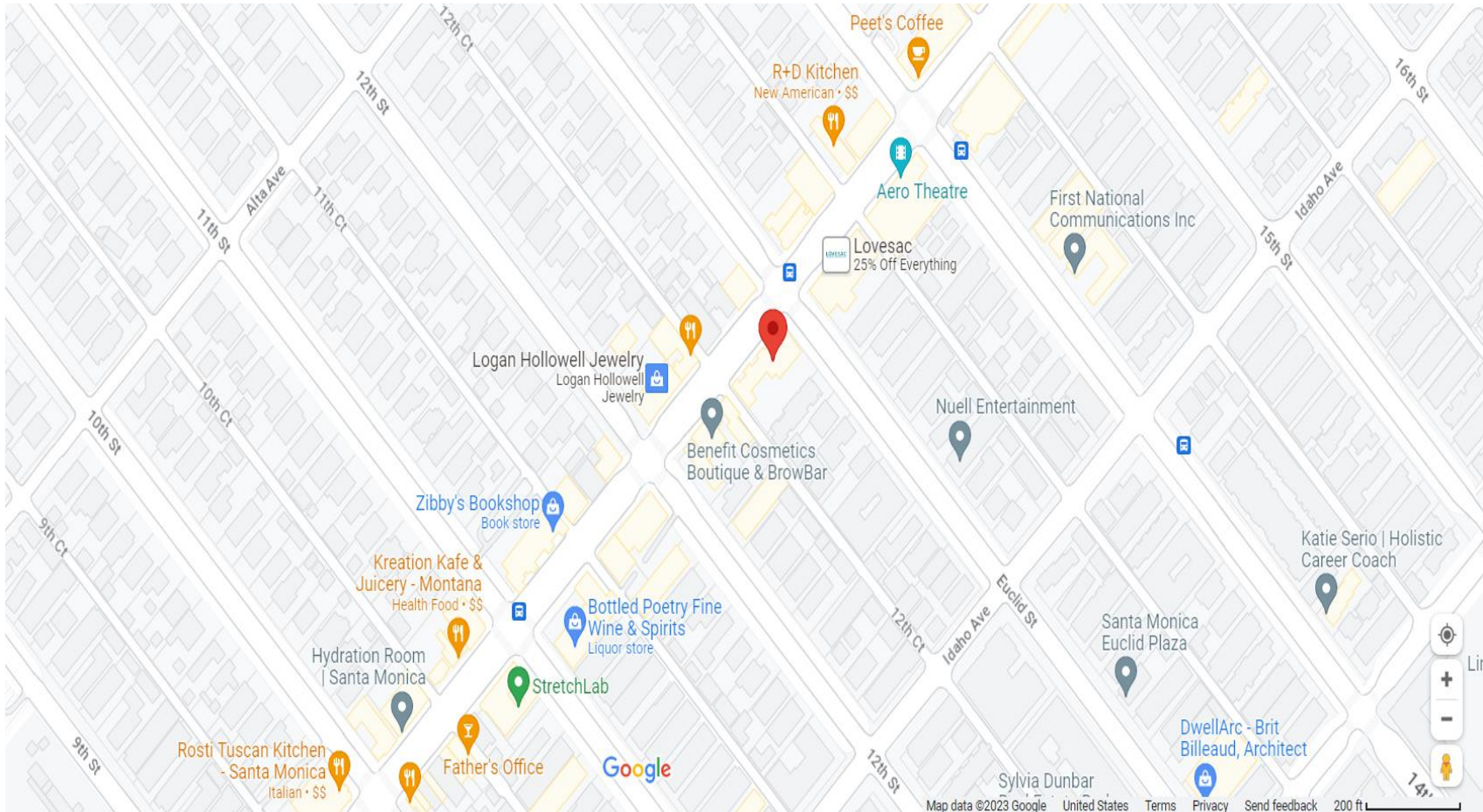
High traffic count with 17,756 cars per day on Montana Avenue.

Traffic Count

Interior Photos



Map View



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